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Candace Havens  
Director

**MINUTES OF MEETING:**

**Auburndale Historic District Commission**

**DATE:**

**April 8, 2014**

**PLACE/TIME:**

**Newton City Hall, Room 202, 7:30 PM**

**IN ATTENDANCE:**

**Nancy Grissom, Acting-Chair  
Patricia Bottomley, Member  
Mark Armstrong, Alternate  
Katy Hax Holmes, Staff  
Barbara Kurze, Commission Staff**

**Patricia Baker, Member  
Richard Alfred, Member**

See attendance list

**ABSENT:**

**Italo Visco, Chair**

**Rodney Barker, Member**

The meeting was called to order at 7:30 p.m. with Nancy Grissom presiding as Acting-Chair. Voting permanent members included R. Alfred, P. Baker, P. Bottomley, and N. Grissom. Alternate member M. Armstrong also voted. K. Holmes, Senior Planner, attended and B. Kurze, Senior Preservation Planner, acted as recording secretary and the meeting was digitally recorded on an H2 device.

**30 Groveland Street #2 – Certificate of Appropriateness**

The applicants did not attend the meeting.

**Materials Reviewed:**

*Photos*

*Replacement window specifications*

R. Alfred and N. Grissom noted that the pictures and information provided did not make clear which window was proposed for replacement; the owners would need to provide that information. K. Holmes stated that it would be appropriate to continue the review at a future regularly scheduled meeting. R. Alfred motioned to continue the review at a future regularly scheduled meeting and N. Grissom seconded; the motion passed unanimously. Staff will notify the owner and applicant that the application will need to be reviewed at a future regularly scheduled meeting.

**RECORD OF ACTION:**

**DATE:**

**April 8, 2014**

**SUBJECT:**

**30 Groveland Street #2 - Certificate of Appropriateness**

At a scheduled meeting and public hearing on April 8, 2014 the Auburndale Historic District Commission, by vote of 5-0,

RESOLVED to review in a future regularly scheduled meeting the application submitted at 30 Groveland Street #2 to replace a bathroom window.

Voting in the Affirmative:

<b>Nancy Grissom, Acting Chair</b>	<b>Patricia Baker, Member</b>	<b>Patricia Bottomley, Member</b>
<b>Richard Alfred, Member</b>	<b>Mark Armstrong, Alternate</b>	

**54 Maple Street – Certificate of Appropriateness**

Staff read a description of the application to build a new shed in the rear yard. The proposed shed is a 6 foot x 12 foot American Classic shed with a set of double doors and one window, with no windows or doors on the other three sides; siding on the shed will be cedar, and the roof will be sheathed in grey asphalt shingle.

Materials Reviewed:

*Photos*

*Site plan (City of Newton Assessor's Map)*

*Shed specifications*

N. Grissom asked where the shed would be built. The owner, Doug Feldman, stated that the shed would abut the six foot rear fence and showed the Commission where the proposed shed would be built on the parcel map and as indicated by the low posts on the photograph of the rear yard. D. Feldman also explained that the shed would be slightly higher than the fence. M. Armstrong asked if there were pictures of the house and whether the shed should match the house. N. Grissom and the owner found pictures of the house online. D. Feldman explained that the shed would be clad in cedar clapboard and left natural so that it would blend with the existing cedar fence. Meeting attendee, Marc Fournier, Director of Plant Operations & Sustainability, Lasell College, commented that the shed would look great. R. Alfred asked what the foundation was. D. Feldman said that the shed would have a raised foundation, but he was not sure of the material; he might use blocks.

R. Alfred motioned to issue a Certificate of Appropriateness for the application as submitted. M. Armstrong seconded the motion. This motion was passed unanimously.

**RECORD OF ACTION:**

**DATE:** April 8, 2014

**SUBJECT:** 54 Maple Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 8, 2014 the Auburndale Historic District Commission, by vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 54 Maple Street to build a new shed in the rear yard at the location drawn on the site plan at the meeting.

Voting in the Affirmative:**Nancy Grissom, Acting Chair****Patricia Baker, Member****Patricia Bottomley, Member****Richard Alfred, Member****Mark Armstrong, Alternate****15 Cheswick Road – Certificate of Appropriateness**

Marc Fournier, representing the property owners, presented an application to install a front access ramp. The initial application was to install a front vertical platform lift; in the interim they came back with a ramp design which the Commission found preferable.

Materials Reviewed:*Photos**Plans**Elevations*

The proposed project is part of Lasell College's effort to make buildings accessible. The only current access is up the steps to the front door. The building houses college offices. M. Fournier noted that the challenges to installing the ramp are the height change, grade change, the step into the vestibule, and the vestibule being too small for access.

The proposal is for a ramp that would blend with the front elevation, similar to what was done at the building next door - Irwin House at 5 Cheswick Road. M. Fournier showed the Commission an image of the Irwin House front elevation ramp and provided a copy. The ramp would require expanding the front sidewalk. Access would be up the concrete ramp/sidewalk to a landing, turning to a platform that would come into the building through a new entrance way. There would also be steps to the left of the landing to the existing parking lot. The side of the ramp would be covered in clapboard to match the front of the building (the Commission noted that the existing cladding was shingle), the vestibule size would be increased, and the current door would be replaced. The existing 36-inch flat door with a punched out window is a replacement door. The new door would be a two-panel door with a lozenge window on top to match one of the existing window styles (a mix of lozenge and 6 over 1). The landing will have small railings at the end. New steps up to the vestibule are proposed. There would be plantings in front of the ramp.

R. Alfred asked whether existing windows would be changed or removed. M. Fournier replied that they would not be changed or removed. M. Armstrong asked about the roof extension; M. Fournier said that it would be longer than the existing roof. M. Armstrong and N. Grissom asked about the column supporting the corner of the roof shown on the proposed first floor plan. M. Fournier advised that it would be a square AZEK or fiberglass post with ornamentation on top, similar to what was used for the porch at Briggs House (15 Maple Terrace). M. Armstrong expressed concern about the column proportions as the column will be a prominent feature of the front entrance. M. Fournier stated that the column would be 10 inch x 10 foot.

M. Armstrong noted that it would be preferable not to have the knee wall slope as the shingles will get very small; M. Fournier stated that could step it and then put a railing in back. M. Armstrong requested more information about the detail of the wall and recommended that the finish on top should pick up the trim from the rest of the house and recommended cap and trim on the sides. M. Armstrong also

recommended that the first step be at the triple window and the next at the double window. R. Alfred suggested a deeper step. M. Fournier said material would be AZEK and Hardie Board clapboard (smooth-side) and painted to match building.

R. Alfred and N. Grissom both stated that an aluminum-fiberglass door would not be acceptable; the door should be made of wood. M. Fournier agreed that they would make that change. N. Grissom asked for details about the railing next to the front steps on the side near the stone. M. Fournier noted that this was a new feature; the only existing railing was the metal railing on the landing and they could use a similar metal railing. N. Grissom noted that the vestibule appears to have been added later, perhaps as a winter porch.

N. Grissom asked whether composite decking was acceptable. M. Fournier noted that it was agreed in a previous project that it was fine to use composite decking which also holds up for a long time. R. Alfred indicated that composite decking would be acceptable since it would not be very visible and was appropriate for an area that gets heavy wear. N. Grissom asked what would be used for the railing system; M. Fournier will check with the architect, Paul MacNeeley, but it will probably be the AZEK system used on Briggs House. (Paul MacNeeley would have come to the meeting but unfortunately was hospitalized with bronchitis.)

M. Armstrong noted that the concrete ramp portion that precedes the rest of the ramp be 1/20 so there would not be a need for hand rails. M. Fournier agreed that with a slight pitch they would not have to add a railing. N. Grissom asked about the foundation; M. Fournier said they would use poured concrete which would be down low (not much grade increase) and that the foundation would be hidden by plantings. N. Grissom asked whether applied stone would be appropriate; M. Fournier stated that the foundation was down very low. M. Armstrong, R. Alfred and N. Grissom agreed that plantings would be acceptable.

M. Armstrong requested details about the handrails going to the parking lot which were drawn as pipe railing but were not described. Specifications read as painted steel handrail; M. Armstrong was fine with that if they were adjacent to the knee wall but freestanding railings on front and sides would need posts. M. Fournier noted that the most difficult one was the freestanding railing at the landing. M. Armstrong noted that did not seem to have all the specifications and requested that the Commission be updated with the details; he suggested that the system used on Briggs House be followed.

N. Grissom asked whether there would be two steps leading to the rear parking lot; M. Fournier replied that there would be three risers. M. Armstrong stated that the wall that fronts the ramp was good, but did not want other pieces of wall with rails; should use posts in those areas. M. Fournier asked whether the system used at Briggs House would be acceptable. N. Grissom noted that the building was prominent because of its location and also because it is in a primarily residential street; so did not want it to look too institutional. N. Grissom noted that AZEK seemed like an appropriate material. M. Armstrong stated that the project needs to be reviewed very carefully because of the prominent location. M. Fournier noted that the project as proposed will be better than what is there now.

M. Fournier summarized the agreed upon changes:

- The replacement door will be wood

- Will change drawings and plans to show shingles on the building exterior (currently drawn as clapboard). M. Armstrong stated that because of the prominent location, the cladding should match; M. Fournier advised that they would use cedar shingles.

M. Fournier summarized the agreed upon materials:

- Composite decking
- AZEK for railings. N. Grissom expressed concern that AZEK would appear too flat and artificial on the column.

M. Fournier summarized the items that require more detail and would need to be reviewed at the next meeting:

- Stepping the wall
- Wall sections under the vestibule and along the edge
- Continuation of wall that comes up ramp
- Posts at central windows of the house
- Posts, rails, and balusters for peripheral railing systems
- Column material, shape, dimension and proportion details. N. Grissom and R. Alfred expressed concern about the column material; what options were there besides ANZEK. M. Armstrong noted that proportions need to work with long span and big roof; concerned that the column might not be substantial enough and would look out of place relative to heavy massing of the building.
- M. Armstrong requested details for the wall section through the little knee wall
- M. Armstrong also noted that while having the new corner roof line up with the eaves was a good improvement, perhaps a hip roof design would work better. M. Fournier noted that this was a tricky corner to deal with as vestibule roof is lower than the gutter; but they would look at that design again.

K. Holmes noted that there may be ADA requirements driving some of the design decisions; Paul MacNeeley should address if this was the case. M. Armstrong commented that the overall design was quite nice. K. Holmes advised M. Fournier that he would need to submit a Certificate of Appropriateness to Staff in order to schedule review at a future meeting. The next meeting is scheduled for May 13<sup>th</sup>. N. Grissom motioned to continue the review at a future regularly scheduled meeting with M. Armstrong seconding; the motion passed unanimously.

**RECORD OF ACTION:**

**DATE:** April 8, 2014

**SUBJECT:** 15 Cheswick Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 8, 2014 the Auburndale Historic District Commission, by vote of 5-0,

RESOLVED to continue discussion in a future regularly scheduled meeting the application submitted at 15 Cheswick Road to install front access ramp.

**Voting in the Affirmative:**

**Nancy Grissom, Acting Chair**  
**Richard Alfred, Member**

**Patricia Baker, Member**  
**Mark Armstrong, Alternate**

**Patricia Bottomley, Member**

**239 Woodland Road – Certificate of Appropriateness**

Marc Fournier, representing the property owners, presented an application to install a rear vertical platform lift.

**Materials Reviewed:**

*Photos*

*Plans*

*Elevations*

The proposed project is part of Lasell College's effort to make buildings accessible. The building houses college offices. M. Fournier noted that while a front entry would have been preferable, it would not have been sympathetic to the character of the building and site. All of the proposed work will be done in the back of the building; the proposed lift will be in the back near existing parking.

The proposal is to rebuild the back porch to look like the front porch; they plan to use flatboards/wall panels with diamond cutouts similar to what was used at the base of the front porch; the back porch roof will be extended. The lift will be located in the back right corner. The left hand side would have a small door to get in and out of the lift. The porch, steps and siding are not original. The vertical platform lift would not be visible from the main street and would not really be visible from the front.

The Commission agreed that the existing back porch was a bad replacement. M. Armstrong asked whether proposed project would be constructed in wood; M. Fournier replied that they would use painted wood with AZEK caps. N. Grissom stated that it would all have to be painted. M. Fournier said he would check with Paul MacNeeley about the use of wood compared to AZEK; there could be issues with expansion and contraction. R. Alfred and N. Grissom stated that the project was not very visible, so the material should not be an issue. M. Armstrong stated that if the porch was painted, then the lift should be painted to match. R. Alfred recommended painting the porch and lift. K. Holmes clarified that the Commission has no authority over the paint color. The Commission members would like to see it match the color of the house. M. Armstrong motioned to issue a Certificate of Appropriateness for the application as submitted. R. Alfred seconded the motion. This motion was passed unanimously.

**RECORD OF ACTION:**

**DATE:** April 8, 2014

**SUBJECT:** 239 Woodland Road - Certificate of Appropriateness

At a scheduled meeting and public hearing on April 8, 2014 the Auburndale Historic District Commission, by vote of 5-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 239 Woodland Road to install a rear vertical platform lift.

**Voting in the Affirmative:**

**Nancy Grissom, Acting Chair**

**Patricia Baker, Member**

**Patricia Bottomley, Member**

**Richard Alfred, Member**

**Mark Armstrong, Alternate**

**Administrative Discussion**

Approval of Minutes

The Commission approved the December 2013, January 2014 and March 2014 minutes by attendees from those meetings who were present at this meeting.

The meeting was adjourned at 8:33 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner